

APPROVED
MINUTES OF THE MEETING
6 September 2001

Projects Reviewed

Convened: 8:30am

Lincoln Reservoir
6400 Corson Avenue South, Hat n' Boots
Flo Ware Park
Fifth and Yesler Project
Civic Center- City Hall Interiors
Koh Project

Adjourned: 4:30pm

Commissioners Present

Donald Royse
Tom Bykonen
Ralph Cipriani
Jack Mackie
Cary Moon
Iain M. Robertson
David Spiker
Sharon Sutton
Tory Laughlin Taylor

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Sally MacGregor

6 Sept 2001 Project: Lincoln Reservoir

Phase: Master Plan Phase I Concept

Previous Reviews: 16 October 1997 (Scope Briefing), 5 March 1998 (Conceptual), 28 October 1999 (Schematic Design), 4 January 2001 (Playfields Shelter Schematic Design), 15 February 2001 (Playfields Shelter Schematic Design)

Presenters: John Curtin, Seattle Public Utilities
 Jeff Girvin, The Berger Partnership
 Doug Hollis, Project Artist

Attendees: Jerry Arbes, Friends of Seattle's Olmsted Parks
 Don Bullard, Department of Parks and Recreation
 Alex Chen, Tetra Tech/ KCM
 Ann Knight, Friends of Seattle's Olmsted Parks
 Jonathan Morley, The Berger Partnership
 Ruri Yampolsky, Seattle Arts Commission

Time: 1.25 hours (SDC Ref. # 169 | DC00032)

Action: The Design Commission appreciates the thorough design examination completed throughout the duration of the design of this master plan and would like to make the following comments and recommendations.

- The Commission appreciates the analysis of community needs, and the historic preservation and adaptive re-use analysis;
- appreciates the efforts of the client group to engage the work of an artist;
- appreciates the hierarchy of paths, and encourages the design team to further explore the material choices, especially to define the social uses of the spaces;
- at a future presentation, would like the team to present the lighting design, examining the edge conditions and the interior spaces of the park;
- encourages the team to further explore an conceptual way to inform park users of the water below;
- hopes that the team develops the design of the gatehouse, paying special attention to the representation of this significant park feature as a jewel or lantern on the water;
- appreciates the different uses and expression of the different characteristics of water, and encourages the team to reconsider the width of the bridge separating the two pools of water;
- urges the team to further clarify the difference between replica and restoration as the team develops the architectural features of the new design;
- urges the team to clarify and define the expected use of the spaces, hoping that the design does not promote legal burdens for the Parks Department, as the social character of the spaces is the true root of the Olmsted Brothers' decision making process; and
- approves the schematic design of this master plan.

The Lincoln Reservoir is located on Capitol Hill, and is within a block bounded by Denny Way, Olive Street, 10th Avenue, and 11th Avenue. State health rules require that Seattle Public Utilities' (SPU) open reservoirs must be covered. This 21 million-gallon open reservoir will be replaced by a 15.5 million-gallon underground reservoir. The design and construction of this replacement will take place in two phases. Phase I, the bypass system, must be in place before the existing reservoir is demolished. Phase II, includes the demolition and replacement of the existing reservoir, and the construction of the park elements above the new reservoir. This will be funded collaboratively by SPU, the Department of Parks and Recreation (Parks Department), Pro Parks funds, and the Seattle Arts Commission.

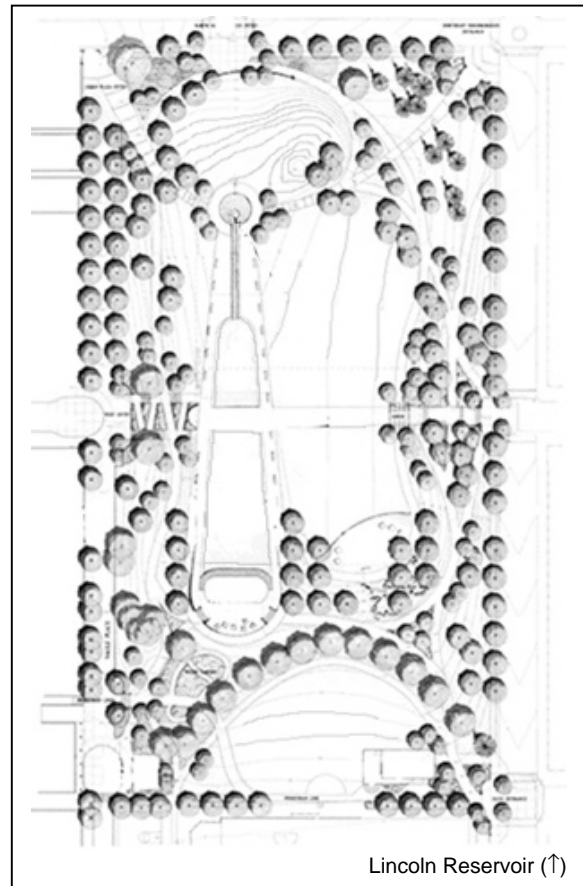
The design team presented the master plan and the design process by which it was developed. The design team focused on three primary concerns; the surrounding community needs and context, the historical legacy of the 1904 Olmsted park design, and the maintenance and operation of the reservoir.

Capitol Hill is one of the densest residential communities in Seattle, with unique vitality that must be recognized through the design. Lincoln Reservoir represents a break or respite in the urban fabric, serving many nearby uses, such as Seattle Central Community College (SCCC) and nearby communities, the Pike/ Pine neighborhood and Capitol Hill to the north. This context will encourage a variety of use patterns. The design team has determined that the community would like to retain water as a visual and aural component of the park, and hopes that the design maximizes the forthcoming four acres of open green space; a majority of this open space will be unprogrammed green open space. The paths throughout the park will provide links between opposite corners, and these paths will also be ADA accessible from any access point in the park. The community is also concerned about lighting and security.

The design team has also recognized the historical significance of this site. Originally constructed in 1901, the Lincoln Reservoir incorporates many renaissance elements, and the original master plan for the site included an arc of trees at the south end of the site. The Olmsted Brothers' design also recognized the need for a promenade along the edge of the reservoir, with ballfields to the south of the reservoir. Originally, a shelter house was built at the center of the site in 1907; this was replaced in the 1960's, and the community and the Parks Department are currently completing construction drawings for a replacement for the existing shelter house as a separate project.

There are many maintenance concerns related to the operation of the Lincoln Reservoir. The gatehouse, pump house, and the reservoir itself must remain easily accessible. The Parks Department must still be able to maintain this site, as there may be programs and activities that take place throughout the year.

The team approached this project as a concept of adaptive reuse, by recognizing and respecting existing



elements, as well as respectful integration of new components. Through the development of this new design, the Olmsted Brothers' historical design should be a consistent and present vision, with broad open areas, sinuous paths, and a large tree canopy.

Water will be reincorporated as a prominent feature in Lincoln Reservoir. The design team has been working with the project artist to develop the design of the water feature in this axial plan that terminates at the gatehouse, which will become a lantern reflecting on the water at night. While the existing reservoir is not accessible, it still has a psychological presence. The proposed water feature offers an opportunity to recall the future reservoir underneath. The water feature begins to the north with a water source at a conical sculptural piece that recalls the existing water jet. At this source, there may be a trough containing sculptural pieces that would highlight the characteristics of water as it encounters forms. The water flows from this source to a series of two pools, the first of which is a water-texture pool with water rushing over a surface, under a bridge, and through to the second pool. The final pool would be a calm reflecting surface. The design of this reflecting pool must discourage people from using this as a wading pool.

The parapet wall around the existing reservoir is in disrepair and construction would not allow for preservation of this wall. The team has proposed to preserve a portion of the parapet wall on either side of the gatehouse, and rebuild the ornate iron fence. The team has also proposed to recreate precast sections of the parapet wall, molded from the existing parapet wall at the corners to represent the original breadth of the reservoir. The topography of the site will change, as the height of the reservoir lid will be higher than the existing reservoir. The underground reservoir will also require venting; this will be provided by four columns that will be positioned to become portals on the east edge of the park.

Key Commissioner Comments and Concerns

- Appreciates the decision to design an attractive water feature. Recognizes that it is not intended to be a wading pool. Would like to know how the design of the water feature will ensure that people will not get into the water.
 - Proponents stated that it would be impossible to keep people out of the water feature. If the pool is designed as a wading pool, it must have a fence, lifeguard, and other provisions. The design now incorporates coping, allowing people to sit at the edge. Further stated that the water depth will range from 6" to 12', and the water will be chlorinated. Further stated that there is also an existing wading pool at Lincoln Reservoir, and this will remain operational.
- Would like to know if the gatehouse is operational.
 - Proponents stated that the gatehouse is functional with hydraulic pumps and turbines. The design team hopes to remove the concrete from the windows, and fill the openings with Lexan. However, this is not part of the current funding process.
- Would like to know if the design team considered creating an island of the gatehouse.
 - Proponents stated that the topography drops significantly on the south side of the gatehouse. The design maintains the traditional relationship between the gatehouse and the water.
- Recognizes that an earlier master plan depicted a formal edging of trees. Would like to know why the layout is currently more informal.
 - Proponents stated that the design saves many existing trees, and incorporates the addition

of many new trees.

- Recognizing that the water will only be 6"-12" deep. Would like to know if the surface below the water will be finished with a paving material, as it will be visible through the water.
 - Proposed stated that they have considered this surface, and it will be dark. The team has proposed exposed aggregate concrete. Further stated that the team is also relying on the wave pattern to create the texture of this surface.
- Recognized that, due to energy considerations and drought conditions, many water fountains have been turned off. Would like to know if the team has considered this as they have developed the design.
 - Proponents stated that the flow from the conical fountain could be turned off, while the reflecting pools could remain filled. The water feature is broken down into three separate systems that could operate alone.
- Believes that the gradation of water elements is beautiful. Would like to know if the existing water jet, a significant vertical landmark, will be replicated or represented in the new design.
 - Proponents stated that they had recognized a desire for a vertical element, but the breadth of the pool below is not great enough for water to be captured or controlled from a height as great as the existing water jet. Further stated that the proposed water source will be visible from any location on the site.
- Believes that the gatehouse is the weakest part of the design. Believes that its presence is too mysterious. Would like to know if the interior was visible to the outside before.
 - Proponents stated that there were windows previously, when guards used to remain in the gatehouse during a shift. The windows were filled in once the gatehouse no longer served this purpose. Further stated that, due to the grade, the view through the windows was never accessible. The south elevation, through the new design, would allow an opportunity for people to see inside.
- Believes that the building should be of a significant volume. Does not believe that Lexan is an appropriate material. Hopes that the development of this element is ensured.
- Would like to know why the master plan does not include the athletic fields to the south.
 - Proponents stated that the team has considered these fields, and another plan does show the fields. Further stated that the paths within the design unite with the paths to the athletic fields. The East Olive corridor is important, and this has been an important design consideration in the redesign of the shelterhouse.
- Would like to know of the extent of the ADA accessible paths.
 - Proponents stated that the crushed material would be no greater than 1/4", which can become a compactible surface.
- Is concerned that there is not a distinction between the old, restored design elements, and new elements. Encourages the team, as they develop the design, to clarify the difference between these elements. Hopes that people are aware that the restored parapet is a new architectural element.
- Believes that the Olmsted Brothers were revolutionary due to their social agenda, and the public life created through these designs. Believes that the design should further define how people should move through spaces and interact with others. Believes that the design should further define the character of the spaces, whether they are dwelling spaces or interactive spaces.
- Would like to know if the bridge needs to be as wide as it is designed, to separate the two final pools.
- Recognized that location of the shelter house is changed in the new design.

- Proponents stated that the shelter house was originally located in the center. The new shelter house would have been combined with the Parks Department maintenance facility; this facility was moved so that maintenance vehicles would not have to travel to the center of the site. The current program for the shelter house has changed, and this building will no longer store Parks Department maintenance and trucks. Therefore, it has been moved back to the central location in recognition of the historic design.
- Believes that the shelter house, in the central location, dominates the open grass area. Feels that the shelter house should be to the side, to become part of the corner entry.
 - Proponents stated that a full analysis of the shelterhouse location had previously been undertaken and approved by the Design Commission. There were many underground site constraints as well as other considerations that led to the selected location.
- Recognizes that the site is essentially the roof of the reservoir. Would like to know how the stormwater runoff will be treated.
 - Proponents stated that the water would not be sent to detention. On the east side of the reservoir, there would be deep footing drains. There would also be intermediate drains, to allow water to percolate to the top of the reservoir, then draining laterally to the side of the site.

6 Sept 2001 Project: 6400 Corson Avenue South, Hat n' Boots

Phase: Schematic Design Briefing

Presenters: Nate Cormier, Jones and Jones, Architects and Landscape Architects
Laura Haddad, ArtistAttendees: Maureen Colaizzi, Department of Parks and Recreation
Virginia Hassinger, Department of Parks and Recreation
Pamela Kliment, Department of Parks and Recreation
Jen Newton, Department of Parks and Recreation

Time: .5 hour (SDC Ref. # 220 | DC00246)

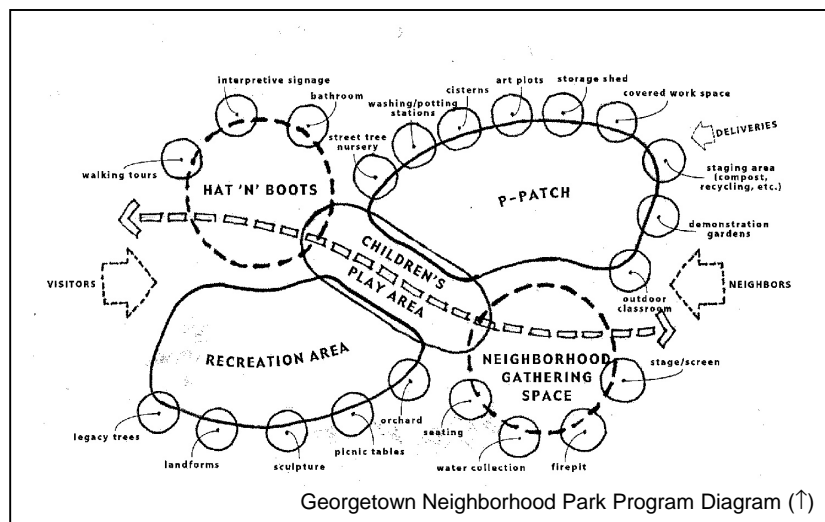
Actions: The Commission commends the team for their enthusiasm and community design process and would like to make the following comments and recommendations.

- The Commission encourages the team to simplify the design;
- hopes that the Hat n Boots structure, as it stands prominently in the design, is fully integrated in the design of the park;
- encourages the team to share the exemplary site exploration and design guidelines document with others; and
- approves schematic design and looks forward to reviewing this project in the future.

The design team for the Georgetown Neighborhood Park project presented the concept design. The Georgetown Community Council has been working with a landscape architect to develop this WSDOT land, in the 6400 block of Corson Avenue South, as a neighborhood park. While the Department of Parks and Recreation (Parks Department) bought the site, the neighborhood hired Jones and Jones, Architects and Landscape Architects after they applied for Neighborhood Matching Funds (NMF). A subcommittee is also working to relocate the Hat n Boots structure within the park site.

The design team presented the historical background of the site and further site analysis, the development of the primary design parti, and an explanation of the community participation.

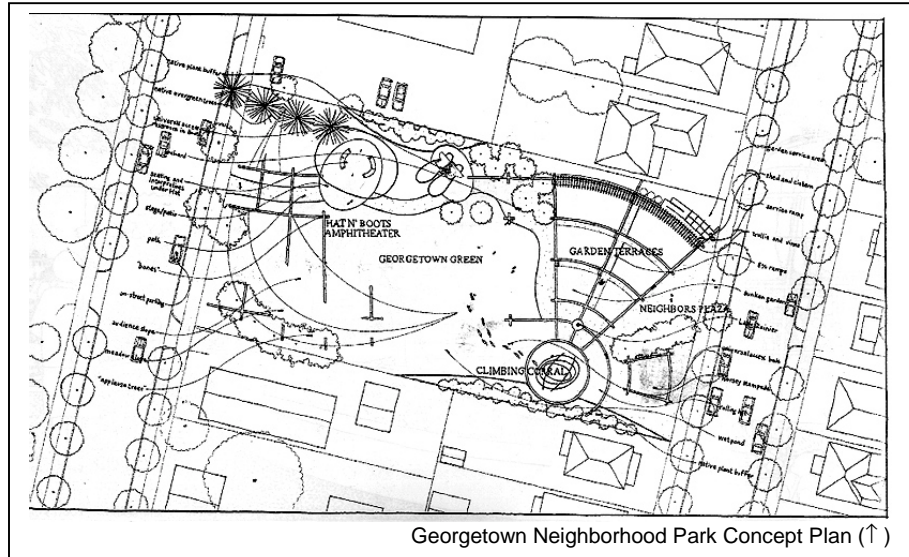
The Georgetown neighborhood street grid is skewed, as it was the only dry area within the floodplain of the Duwamish River. The neighborhood has little open space; the open spaces in Georgetown neighborhood are primarily programmed areas, with playfields and river viewing areas. This site, within a residential neighborhood, will complement the existing neighborhood resources and serve the informal recreation needs of the community. Most visitors to the area will approach Georgetown from East Marginal Way, and traveling north on Corson Avenue. This park should be visually accessible to visitors as well. The site was originally a



coal and wood storage yard; the team hopes to recognize the industrial past of the site, using this concept as an element to structure the site.

The Georgetown Green will be in the center of the park, and this area will be an informal lawn for unprogrammed and relaxing activities.

While the Hat n Boots will be relocated within the park, the design team does not intend to base the full design scheme



on the historical cowboy western theme. The design team explored the historical and cultural themes of oversized roadside architecture. The Hat n Boots will become the central location for an amphitheater, and this structure will be actively programmed. There are many performing artist and emerging artists in the neighborhood that could use this structure. The supports of the hat will also be developed to display panels about the neighborhood. The seating area of the amphitheater will be within the seating “bones” near the site, with more seating along the slope of the large crescent dune landform embracing the hat.

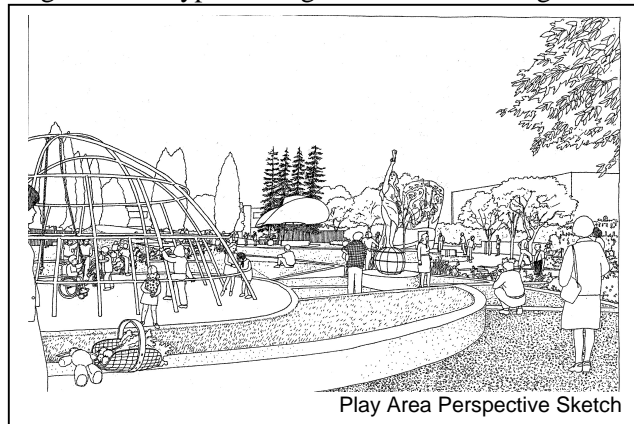
The third area will be the climbing corral. This will contain a universally accessible climbing structure, with artist-designed spring play horses escaping from the corral. This climbing structure will contain a variety of textures, materials, elevations, shapes, and movable parts. An adjacent “wet pond” will contain the surface rainwater of the site, until it percolates into the ground.

The fourth area will be composed of garden terraces. These gardens, at different elevations, will be P-Patch gardens and demonstration gardens, showing different types of vegetation. A sunken garden, for example, will show the types of plants within a rain garden. A trellis area with seating and a service area will bound the upper edge of the terraces.

The Neighbors Plaza, at the eastern edge of the park, will address the neighborhood. Lady Rainier, a historic bronze statue, will mark this plaza.

The design team worked with the neighborhood to identify stewardship strategies. The community is excited and plans to actively care for the terrace gardens.

There will also be a neighborhood programming group, as they have recognized that activity is key to building a sense of community.



Key Commissioner Comments and Concerns

- Commends the team for the exciting and engaging presentation. Feels that the ideas are exceptional

and very tactile, and that the team has incorporated every experience that should be in a park. Believes that there are so many components to the one-acre design, and the team might benefit if the design is simplified to a degree.

- Agrees that the design recognizes every element of interest. Encourages the team to, through the Lady Rainier statue, recognize and identify the history of Mt. Rainier, especially the mudflows that have reached this site, in order to amplify the ecology of the site.
- Appreciates the enthusiasm of the design team. Believes that this is a very public site, and is concerned that some of the gardens may be considered to be too private. Hopes that the entire community is encouraged the care for the gardens.
 - Proponents stated that Parks Department P-Patch staff has been at many of the community meetings to explain P-Patch policy. Further stated that P-Patch plots can be private, but the public should be able to move through the site. If a P-Patch is privately cared for, ownership must rotate. The ramps between the terraces will be universally accessible, as well as the seating area around the edge of the garden plots.
- Encourages the team to simplify the design. Believes that the landform creating the seating for the Hat n Boots amphitheater is too literal. Believe that the enclosing form could be simplified while the idea and use would be retained.
- Is concerned that the climbing structure is located very close to a house, and this will prove to be the noisiest area of the park. Would like to know if the neighbors are aware of this.
 - Proponents stated that it is difficult to identify a space within the park that is not close to a house, and the team continues to work with the community on the design.
- Would like to know if there will be a fence surrounding the park.
 - Proponents stated that the edge of the park would be marked by multi-layered vegetation.

6 Sept 2001 Project: Flo Ware Park

Phase: Schematic Design Briefing

Presenters: Page Crutcher, Barker Landscape Architects
Chad Wichers, Barker Landscape ArchitectsAttendees: Maureen Colaizzi, Department of Parks and Recreation
Virginia Hassinger, Department of Parks and Recreation
Pamela Kliment, Department of Parks and Recreation
Jen Newton, Department of Parks and Recreation

Time: .5 hour (SDC Ref. # 220 | DC00245)

Action: The Commission appreciates the presentation and thanks the neighborhood, the Parks Department, and the design team for their efforts to improve this existing community resource. The Commission would like to make the following comments and recommendations.

- **The Commission supports the general layout of the park amenities;**
- **urges the team to strengthen the relationship between the park amenities through the “banner” design and other symbolic elements;**
- **encourages the team to move the Flo Ware sculpture closer to the entrance to the park, to highlight the entrance;**
- **encourages the team consider how park users, in the future, may be able to understand the meaning and character of Flo Ware, suggesting that the sculpture should not be a statue of a person;**
- **would like the team, further uniting the symbolic elements, to examine the relationship between Flo Ware’s character and the community nature of jazz;**
- **at a future presentation, would like to see guiding design principles explaining the character of the symbolic elements ; and**
- **approves the schematic design.**

Flo Ware Park is located in an urban area of central Seattle at 28th Avenue South and South Jackson Street and will be improved with Neighborhood Matching Funds (NMF). This popular park currently has a basketball half-court and a child play area with swings. The park, through its name, currently commemorates Flo Ware, who was a local community activist.

The public process for this process has been extensive, as the design team met with the community and the Seattle Police Department to identify appropriate ways to respond to the urban setting. The community does have some concerns about crime and drug activity. The community would also like the design to provide some separation between the park and the cars. The community encouraged the team to further recognize the meaning and significance of Flo Ware and jazz, which is another important historical aspect of the city.

The site currently has an adjacent bus stop; this design includes seating for the existing bus stop. The design includes a play area to the west of the site, and the half-court basketball area would be towards the center of the site. The proposed design maintains many of the existing uses, and creates a central courtyard. This courtyard would open up to the street, and would be marked by a statue of Flo Ware, encouraging people to come into the park. There would also be a “banner,” set into the paving materials,

outlining the life and achievements of Flo Ware. This would link the two edges of the park. A sequence of brass notes, laid into the sidewalk, would mark the paths leading to and from this central area and would be a continuation of existing inlaid brass notes in the neighborhood. The edges around the park would be designed to maintain visibility from adjacent homes, as the neighbors hope to continue to have a view of the park. There would be a low fence to keep people from escaping from illegal activity at the back edge of the park.

Key Commissioner Comments and Concerns

- Supports the general layout of elements. Believes that the “banner” should be developed to further integrate and create an entry to the different areas of the park.
- Believes that the statue of Flo Ware should be moved closer to the entrance of the park, encouraging people to move around her; this would allow the interior courtyard to become more intimate.
- Encourages the team to develop the design of the Flo Ware sculpture to be timeless, as the users of the park in the future may not understand the significance of Flo Ware. Recognizes that the “banner” will explain Flo Ware’s lifetime, but believes that the broad gesture should be timeless and recognizable.
 - Proponents stated that the community would like to work closely with a specific artist to develop the design of this sculpture.
- At a future presentation, would like to see designs of the sculpture before the sculpture is cast. Agrees that further expressions of what Flo Ware represents, rather than what she looks like, will resonate in fifty years.
- At a future presentation, would like the design team to present design guidelines and principles that explain the design intent of the Flo Ware sculpture and the local jazz history. Believes that this would allow the design team to better understand what design ideas should be expressed in the landscape.
- Encourages the team to look beyond the site itself to understand the character and use of the neighborhood. Feels that this would better inform the necessary design of the park’s edges.
 - Proponents stated that there are some distinct paving materials to the west of the park, in the commercial area. The design proposal would connect with the commercial area of the neighborhood with this paving pattern.
- As the team develops the guidelines, encourages the team to look at the connection between Flo Ware’s good deeds and the culture of jazz.
- Encourages the team to further integrate the symbolic and functional elements of the park. Believes that the symbolic content should be apparent throughout the design.

6 Sept 2001 Project: Fifth and Yesler Project

Phase: Street and Alley Vacation Briefing

Previous Reviews: 15 June 2000 (Staff Briefing), 3 August 2000 (Street and Alley Vacation Briefing), 19 October 2000 (Follow-Up Briefing)

Presenters: Tom Berger, The Berger Partnership

Attendees: Rick Deno, Sclater Partner Architects

Guy Michaelson, The Berger Partnership

Pete Parker, Martin Selig Real Estate

Dave Preugschat, King County Property Services

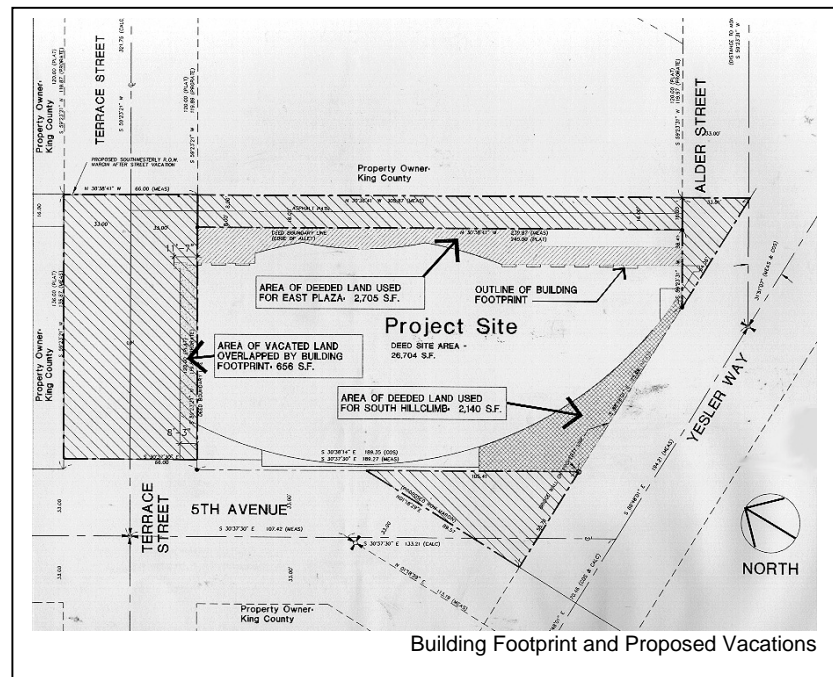
Jay Reeves, Sclater Partner Architects

Martin Selig, Martin Selig Real Estate

Time: 1.5 hours (SDC Ref. # 170 | DC00168)

Action: The Commission thanked the team for the presentation, and voted 8 to 1 to conditionally approve the requested vacations. The Commission will follow up with a detailed letter explaining their position and would like to review this project again, to ensure that the team has met the Commission's conditions, including a proposal for off-site improvements.

This project, located at the northeast corner of the intersection of Yesler Way and Fifth Avenue, proposes to vacate portions of Terrace Street, the alley, and a triangular piece of Fifth Avenue. The street vacations are located at the perimeter of a proposed twenty-four story, 426,000 square foot office/ retail building on a 26,700 square foot site. There were previous concerns about the building's Floor Area Ratio (FAR). Since the Commission last reviewed this project, City Council has passed legislation allowing an increase in height. While the city continues to govern density by establishing allowable FAR, City Council Ordinance #120443 allows an increase in height of up to 10% in the Downtown Office Core zones. The vacated land would allow the team to have the full FAR required as the project is designed. This site is significant as it is at the junction of four downtown neighborhoods, Chinatown/ International District, Pioneer Square, First Hill, and the Downtown Commercial Office Core. The team has presented this project to the Design Review Board.



King County property is to the north and east of this site. The old Public Safety Building is to the west, and there is housing to the south, across Yesler Way. The proposed vacations include Terrace Avenue,

from Fifth Avenue to the east edge of the alley, the 16 foot wide alley itself, a triangular portion of unimproved Alder Street, and a triangular portion of Fifth Avenue, which is created by the shifting grid. The design team responded to previous Commission concerns and explained the public benefits that have been proposed for these vacations.

The building design does not occupy its entire potential envelope within this zone. The west and southwest side is a curved form that gestures to Puget Sound and the city, opening the corners to allow views to the south. One point of vehicular access to this site's parking would be at the intersection of Fifth Avenue and the vacated portion of Terrace Street. This access would limit vehicular access from Fifth Avenue to future developments on this block. The entrance to the parking access has been reduced to twenty-two feet, which is the minimum. The team presented the proposed improvements to Terrace Street from Fifth Avenue to Sixth Avenue; the eastern half of Terrace Street is not part of this property, and improvements would require a street use permit. This proposal, through coordination and cooperation from King County, includes the development and construction of the landscape connection from the east edge of the alley to Sixth Avenue, so that Terrace Street would become a defined public corridor. This hillclimb would be accessible twenty-four hours a day. A vehicular pull-out/ drop off will be provided along Sixth Avenue to enhance the pedestrian activity on the Terrace Street Hillclimb.

The team has proposed to vacate a small portion of Alder Street, which is actually an end to the alley. While the team has proposed to vacate the alley, this alley would remain a wide public corridor to the east of the building, recognizing the existing paths through the site. Access to the parking garage from Yesler Way would also be at this alley.

The team has proposed to vacate a triangular portion of Fifth Avenue. The building would pull back from this edge to widen the sidewalk width. The design team has also identified this as an opportunity to create a terminus for this portion of Fifth Avenue, and hopes to mark this terminus with a public art piece. This south edge of the site would become a pedestrian hillclimb.

A 10,000 square foot childcare center would be another public benefit. The childcare center would open up to the Terrace Street Hillclimb, and would have a view of the proposed water feature, a project that would incorporate the work of an artist.

There is currently a bus stop on Yesler Way; this project would include an improved waiting area. The team has also proposed retail shopping, at street level, along Fifth Avenue and the southern hillclimb.

This development would also provide additional public benefit, as it would provide a significant increase in taxable land.

The team has been working with King County, and the team feels that King County is excited about the efforts to improve the common spaces between the properties for pedestrian and vehicular access.

Key Commissioner Comments and Concerns

- Would like to know the purpose of the proposed vacations.
 - Proponents stated that they have proposed an alley vacation, as the portion of this alley to the north has already been vacated. Further stated that they do not believe that the triangular portions of Fifth Avenue and Alder Street should be improved streets. Further stated that the building envelope does extend into Terrace Street. The FAR for this development is also calculated using the vacated areas.
- Recognizes that the base of the building contains retail along Fifth Avenue, the Terrace Street Hillclimb, and South Hillclimb. Would like to know if any of the retail exceeds the requirements.

Would like to know why this is a public benefit, rather than “smart development.”

- Proponents agreed that it is “smart development,” but the team is not required to locate retail in every location in which it has been proposed. Further stated that retail has been proposed to activate every edge.
- Would like the team to explain the scope and process for other public benefit features, such as the process and community outreach that will be used to develop the public art.
 - Proponents stated that they have not determined the process yet. The team has proposed the types of public art, which includes a water feature along the Terrace Street hillclimb and kinetic piece at the end of the Yesler Way hillclimb. Further stated that the team will follow the Seattle Arts Commission (SAC) artist selection process.
- Feels that, while the spaces are well designed, they do not seem much more significant than street improvements. Does not believe that any of the open spaces are large enough to invite regular citizens, from the street; believes that these open spaces will really only be used by tenants of the building. Does not believe that the public nature of these spaces has been resolved. Feels that there is not a destination at Sixth Avenue that will encourage people to use the Terrace Street hillclimb. Is concerned that the childcare play area is just above the entrance to the parking area, and is the most prominent open space to be seen from Fifth Avenue pedestrians. Believes that the improved vacated alley would simply be an office lunch area. Believes that this is an opportunity to provide off-site improvements as acceptable public benefits.
 - Proponents stated that the open space that is being generated in the vacated part of Fifth Avenue and the other open spaces are very significant as a visual participation area. Pedestrians, coming down Yesler Way will be encouraged to use this hillclimb and participate in this space, perhaps patronizing the retail spaces here.
 - Further stated that the childcare play area will not compromise the public access through the Terrace Street hillclimb. This will be an inviting hillclimb, due to the water feature. Further stated that the team has proposed to widen the sidewalk and provide lights under the Yesler Way bridge. The widened space of the alley will be twice as wide as it is now; this alley is used now. Further stated that the loading and unloading area has been proposed to create a destination and a reason to use the Terrace Street hillclimb. Believes that these spaces are public, as they do not impact existing pedestrian paths and uses.
- Would like to know the percentage of traffic that will use either of the parking area entrances.
 - Proponents believe that the use of the entries would probably be divided in half. Further stated that, once King County uses this property also, the use patterns may change.
- Is concerned about increased traffic on Yesler Way, and how this traffic will impact the housing to the west of the site. Would like to know if the project team has completed traffic studies. Is concerned
 - Proponents stated that traffic studies are required for the Master Use Permit (MUP) application. Further stated that the team is trying to limit the amount of access points to the greater block, especially working with King County and their access needs to this block. Further believes that this development would alter traffic patterns downtown, as vehicles may exit I-5, use Sixth Avenue, and turn right towards this development, without impacting the main downtown traffic. This would relieve some of the traffic

patterns that would otherwise be impacted by any type of development on this block. Vehicles exiting the parking area would be required to go south on Fifth Avenue. Further stated that there would not be a signal at the parking area entrance of Yesler Way, and vehicles would be allowed to turn left. Further stated that Seattle Transportation (SeaTran) has not expressed concern about turning left here.

- A representative from SeaTran agreed that they have not identified the traffic on Yesler Way as a problem. SeaTran is concerned about the traffic flow and potential conflicts with Metro on Fifth Avenue. The team has worked on the parking area entry on Fifth Avenue to address SeaTran concerns. The traffic analysis required is only related to the development proposed in the MUP.
- A representative from King County stated that the program requirements for future development have not been specifically defined yet. Further stated that King County has identified the possibility of locating a parking structure on the southeast corner, while the main office development would be on the northwest. Further stated that there may be entrances to parking off Sixth Avenue and Jefferson Street; access would be needed beyond the entrance opportunities on Terrace Street.
- Appreciates the project team's response to previous Commission concerns. Examining this bigger picture of this project, believes that this site is difficult site to develop, especially without the vacations. Believes that if the Commission waits for the highest and best public use, in exchange for these vacations, the Commission could wait forever. Believes that the core of the public benefit in this project is improvement, and does not want to jeopardize the development. Currently this site is undeveloped and unsafe, and is not an appropriate location for a park.
- Recognizes that the Commission previously asked the team to provide a pedestrian connection between Yesler Way and the Terrace Street hillclimb. Does not believe that pedestrian access will be safe, as it is adjacent to the parking garage entry. Does not see the need for extensive pedestrian access at this alley.
- Urges the team to better integrate the childcare play area, the landscape design and water feature, and public dwelling and gathering space. Believes that if the public open space area is located closer to the street, rather than the childcare play area, the open space could be considered more public.
- Is concerned about the layering of public benefits, which seems to be unbalanced, in favor of benefits that would be acquired by the development. Is concerned that the development may be acquiring development rights from King County. Encourages the team to make a contribution to public, through a contribution for improvements at Court House Park. Believes that the development is benefiting from an unusual vacation.
 - A representative from SeaTran stated that off-site benefits have been acceptable for other projects, but these were typically in cases for which the vacation was allowed in an area where a public benefit, such as an open space, would not be appropriate.
- Believes that the team has responded to comments from the previous Commission meeting. Believes that what happens at the street level has been worked out. Believes that the project is a big building, but as it is on the edge of a growing city, it is appropriate. Believes that the building would anchor this corner.
- Would like to know if the team has considered moving the parking area access ramp to the west.

- Proponents stated that the Seattle Fire Department stated that the pedestrian access must be adjacent to the building.
- Would like to encourage King County to complete the Terrace Street hillclimb to the east. Is concerned that the Commission would not be able to review three major projects that would be developed on this block.
- Would like the project team to present the Commission with a quantification of the trade off between public benefits and development benefits. Is concerned that the vacations increase the project size, and that the proposed FAR relies on this vacation.
- Believes that the vacation should be approved, with a specific explanation of Commission conditions.
- Is concerned that, no matter how the open space is designed, it is too far from the public street, and the pedestrian access would be impeded by traffic at the parking area entrances. Urges the project team to identify creative ways to provide public benefits, particularly through off-site improvements. Believes that, while the ADA accessible access is provided within the building, does not believe that this access provides the same experience as the traditional pedestrian access. Does not believe that, for this reason, the project can compare to Harbor Steps.
 - Proponents recognized that this project is not directly comparable to Harbor Steps, as the context is different. Recognized that the team has used the vacated portion of Terrace Street to calculate the FAR, but this vacated portion is going back to public use. Further stated that the gesture that the building has made, not using its full building envelope is a public benefit, and there is significant open space on to the east and southwest of the building. Feels that there is a gesture, providing this significant square footage of open space as a public benefit. Further stated that the childcare, by nature of its location, would be very visible as a public benefit.
- Is concerned about the nature and physical character of the vacated alley. Does not believe that it could become an attractive and useful space, especially if an adjacent structure were built to the east. Believes that there should be an alternative to this vacated alley as a public open space.
 - Proponents stated that this space would be thirty-six feet wide, rather than a typical alley of sixteen feet.

Key Visitor Comments and Concerns

- A representative from SeaTran stated that it is difficult to examine this type of vacation, especially when many of the uses on this block are currently unknown. Is also concerned that, due to the nature of the agreement between the developer and King County, the developer is accruing all of the right of way for this development. Would like to balance the developer's gains with SeaTran's gains. Compares this project to Harbor Steps, and recognizes that garage entries and childcare play areas do not intrude upon the open space. Feels that the developer is using the vacation towards many advantages, such as using the vacated area to achieve the FAR ratio, using the open space for other bonusable features and necessary building functions. Believes that the additive effects raise questions about the overall scale of what SeaTran and the public is achieving through the vacation, compared to what the developer is achieving through the vacation. Further stated that the team has addressed many of the ground floor concerns, and other technical questions.
 - Proponents stated that they had some concerns about partial vacations, such as developing only half of the Terrace Street hillclimb, as these open space improvements

should not be made incrementally.

6 Sept 2001 Commission Business

ACTION ITEMS

- A. TIMESHEETS
- B. MINUTES FROM 16 AUGUST 2001- APPROVED

DISCUSSION ITEMS

- C. OUTSIDE COMMITMENT UPDATES
- D. DESIGN REVIEW UPDATE- GASSMAN
- E. SAC ART IN ARCH COMMITTEE- GOLDSTEIN
- F. HANDBOOK REVISIONS- REVIEW

ANNOUNCEMENTS

- G. LRRP RETREAT- 9/21/01, 8 AM–NOON, ALASKA BLDG. 15th Floor
- H. JOINT DC/PC VIADUCT WORK SESSION-9/7/01, NOON-1:30PM

6 Sept 2001 Project: Civic Center- City Hall Interiors

Phase: Contract Documents

Previous Reviews: 2 December 1999 (Scope Briefing), 20 April 2000 (Conceptual), 18 May 2000 (Concept Briefing), 17 August 2000 (Schematics), 21 September 2000 (Schematics II), 17 October 2000 (Design Development), 1 March 2001 (Mid-Design Development Discussion), 19 April 2001 (Open Space Design Development Discussion)

Presenters: Marilyn Brockman, Bassetti/ Bohlin Cywinski Jackson
Beliz Brother, Lead Project Artist

Brad Tong, Shiels, Oblatz, Johnsen (SOJ)

Attendees: Sergei Bishak, Bohlin Cywinski Jackson
Chris Evans, Bohlin Cywinski Jackson
Barbara Goldstein, Seattle Arts Commission
Barbara Hadley, Legislative Department
Paul Larson, KPFF Consulting Engineers
Darren Lloyd, Bohlin Cywinski Jackson
Todd Lynch, Bohlin Cywinski Jackson
Jessica O'Brien, Bohlin Cywinski Jackson
Brian Pavlovec, KPFF Consulting Engineers
Janet Pelz, Pelz Public Affairs/ SOJ
Ruri Yampolsky, Seattle Arts Commission

Time: 1.5 hours (SDC Ref. # 221 | DC00119)

Action: The Commission appreciates the presentation and would like to make the following comments and recommendations:

- **The Commission believes that the interior space design is elegant and will be a civic public space;**
- **appreciates the sustainability goals that have positively guided the design, particularly through the lighting and the strength and durability of the materials;**
- **is concerned about the use of imported materials, given the City's sustainability goals, and hopes that the energy required to import these materials could be reduced;**
- **recognizes that there was a difference of opinion between some Commissioners regarding concerns that the interior space design relies on human expression, through art and public visitors, to enliven the neutrality of the color palette, rather than architectural contrast;**
- **is concerned about the auditory qualities of the interior public space, and hopes that the space will have some quiet, contemplative areas;**
- **encourages the team, to further enhance the aural quality of the space, to bring the landscape into the building;**
- **appreciates and supports the hierarchy within Council chambers, created through the seating design, is appropriate;**

- **is intrigued by the blue glass bridge design, and encourages the team to continue to develop the details of the materials to ensure the comfort level of the users, and address the maintenance concerns of this bridge; and**
- **approves the interior design at this construction document phase.**

The City Hall design team presented the interior space design for the Fifth Avenue lobby, the public reception area, City Council chambers, and the architecturally integrated art piece. The project is currently under construction, and this interior space design is in the construction documents phase.

The key concept for this design is to provide a seamless connection between the inside and outside. The interior space design would also recall the Northwest environment, through the use of specific materials. The City Hall interior would be elegant, durable, and would provide a background for the everyday activities of City Hall.

The Fifth Avenue entry lobby, concierge area, and public reception area to the service core would be a major entrance. The front doors will be glass with a metal grid. The walls in this area would be finished with stone, and this beige French limestone would be laid out with a masonry pattern. The central stair would connect the Fourth Avenue entry with this area; the main public space and these stairs would be paved with the same dark stone quartzite. The exterior of the City Council chambers, within the public reception area, would be sheathed with 2' x 4' sheets of titanium. The water feature in this interior space would be covered with a stainless steel grate. The team is currently working to determine the choice in color of wood for the ceiling; the wood ceiling would continue from the inside to the outside. There would be different glazing patterns within the building. The handrails throughout the area would be metal, with a glass balustrade, except for railings on the exterior. Near the Fifth Avenue, there would be an informal gathering area, which would be finished with darker stone.

The City Council chambers would work with the public reception area in many situations. The chambers would be accessed by either the stairs or the elevator, while all would enter from the same western location. The City Council chambers plan is designed for the best sight lines as well as allowing for flexibility and media access. The team has worked with the media and TVSEA to identify camera locations. The team has recognized that security is also an important concern. The chambers would be finished with wood, titanium and glass. The walls would be of wood panel, while the titanium sheathing, on the exterior of the chambers, would continue around the edge of the wall, into the space to express the thickness of the wall. The carpet within this room would mimic the aesthetic character of stone, and would be made of highly recyclable materials. The ceiling is dishd to accentuate the asymmetry, and meets the windows. These windows will have operable shades, in the event that filming must take place in the room. There would be large monitors behind each of the dias, and there would be monitors at each Councilmembers' seat. The chamber would have 148 seats, and the reception area could contain the overflow, with live broadcast from the proceedings displayed below.

The lead project artist presented the blue glass bridge. This bridge will represent water, and will provide a link between the Council chambers and the office towers. The bridge, on the west side of the building, would extend across the lobby, and would be 7 ½ feet wide. On the east side of the bridge, the glass would continue from the floor platform to the ceiling, at an angle. The west side would have a leaning rail, allowing people to look at the view. The bridge would be hung by stainless steel hangers. This bridge must have traction and cannot be transparent. As the bridge meets the landing, there would be transition between the blue glass and the floor; a section of the finished floor would be notched out, and the blue glass would continue in place of the typical floor finish material.

Artists are also currently being selected for permanent public art pieces at the hillclimb stair area, the

Fourth Avenue lobby level, another piece on the terrace, facing west, and a Native American art piece near the Fifth Avenue entry.

Key Commissioner Comments and Concerns

- Commends the team for the seating in the City Council chambers, as it is not throne-like and believes that it will promote an equitable relationship between Councilmembers and the public.
- Recognizes that the lighting in the ceiling, above the bridge, creates a notch of its own shape. Believes that the shape of this perceived volume should be changed to become a full, crisp volume, with a ceiling surface of a single plane. Believes that this is necessary to engage the entire interior space. Recognizes that there should not be lighting hot spots, but there should be a consistent density of light throughout the bridge.
- Would like to know why the hangers of the bridge are at a different angle from the angle of the leaning rail.
 - Proponents stated that this creates a distinction between the two sides of the bridge, amidst the quiet and subtle details. Further stated that, through this detail, the cables would not puncture the handrail.
- Would like to know if the team considered a stainless steel handrail for the hanging blue glass bridge, rather than wood.
 - Proponents stated that they have considered steel and other types or forms of glass, but the team had identified wood at this stage of the design. Wood would provide a certain comfort level for visitors.
- Would like to know if the team believes that people will feel comfortable congregating on this bridge.
 - Proponents stated that the design of the interior space offers many opportunities for different characters to congregate and linger.
- Would like to know how the windows along Fifth Avenue would be washed.
 - Proponents stated that these windows would be cleaned with a scissors lift, which would also be used to change light bulbs.
- Would like to know if the team has considered the acoustical challenges of this lobby. Believes that there are many reflective surfaces in the lobby. Would like to know if the team has considered bringing landscape materials into the building to soften the interior acoustical atmosphere.
 - Proponents stated that the ceiling would be a perforated steel grid. Agreed that the lobby would be a lively space. Sound would dissipate at the edges of the space. Further stated that the team is working with an acoustical consultant. The primary landscape material within this space would be the water feature. While there would be no built-in green space, plantings and other materials could be used to modulate the space.
- Would like the team to explain the lighting. Would like to know if, considering energy conservation, the building will have self-modulated artificial lights, to work with the natural light opportunities.
 - Proponents stated that the lighting would be used to accentuate the architectural features and the structural elements of the ceiling structure. The building design does minimize some need for artificial light. Further stated that the lighting will primarily be

fluorescent. Parts of the building will be lit at night, primarily the plaza and the Council chambers.

- Would like to know why the proposed stone and wood would be so similar in color.
 - Proponents stated that these materials are timeless and neutral. The stone would have a mass and presence different than that of the smooth, taught wood. Each of these materials would be detailed very differently.
- Believes that the materials are beautiful. Recognizing the project team's sustainability goals, would like to know why the heaviest material used in the building must be transported such a long distance.
 - Proponents stated that closest granite available would still be very expensive. Further stated that, beyond granite, there are no other choices for stone. The price of the material is driving the decision. Further stated that the team did examine stones from closer sources, but the color and hardness of this stone would not be consistent. This building must last 100 years.
- Compliments the team for the wonderful interior design. Believes that it will be a great public space and the design includes a level of accessibility through the elegant materials.
- Appreciates the subtlety of the palette and would like the team to describe the stone details. Is concerned that the stone may be cold.
 - Proponents stated that the stone is flame-finished, and the team did not want to propose rusticated stone, as this texture would collect dirt and dust. The spacing of the stone would be modular, to provide a base to the building, and the 5 and 10 inch coursing would reinforce the horizontal expression of the building. The joints between the stone would be raked joints, to emphasize the layering of this material.
- Would like to know if there would be many pieces of furniture or other objects within the main space.
 - Proponents stated that the steps would provide seating area, and there would not be many permanently placed pieces of furniture. The intimate public gathering area would have some furniture, including a fireplace.

6 Sept 2001 Project: Koh Project

Phase: Street and Alley Vacation

Presenters: Terry Dunning, Department of Parks and Recreation (Parks)
Chris Koh, Coho Real Estate Group
Ed Linardic, LDG Architects

Attendees: Beverly Barnett, Seattle Transportation (SeaTran)
Lyle Bicknell, CityDesign
Moira Gray, Seattle Transportation (SeaTran)
Michelle Jackson, Seattle Indian Center, Tillie Cavanaugh Child Care
Scott Kemp, Department of Design, Construction, and Land Use (DCLU)
Dan Nelson, MBT Architecture
Daniel Rutzick, Seattle Indian Center
Joe Zlab, KPFF

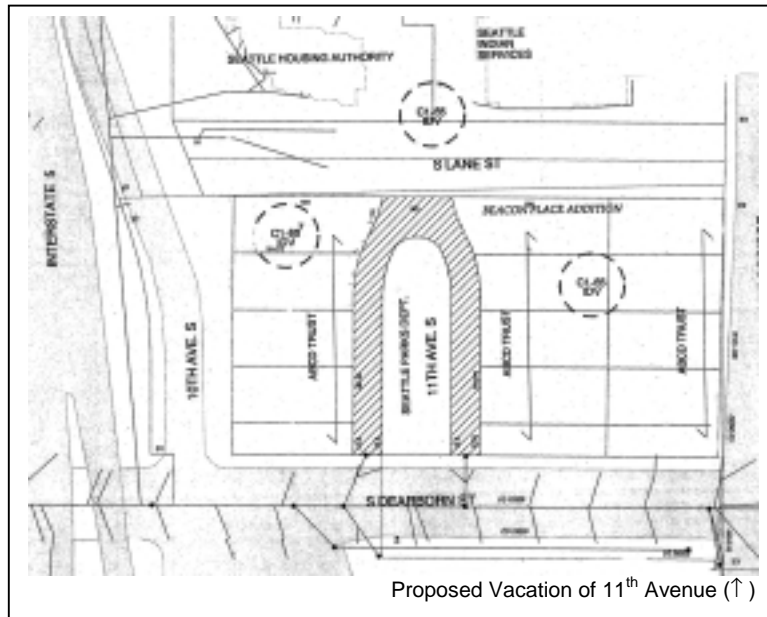
Time: 1 hour (SDC Ref. # 170 | DC0079)

Action: The Commission appreciates the presentation for this approved vacation, and would like to make the following comments and recommendations as the proponents develop this design to meet the conditions placed on the project by City Council.

- The Commission, at a future presentation, would like to see a nine-block area analysis, recognizing that the neighborhood to the south and west is very defined;
- urges the team to develop the urban design connections to the immediate context, beyond the adjacent park;
- recognizes and supports the requirement that South Lane Street, currently undeveloped, will be improved as a through-street in conjunction with the construction of this project;
- urges the project proponents to work with their neighbors and SeaTran to develop a street design for South Lane Street that is pedestrian-oriented and appropriate for its context;
- urges the team to develop the design of the project as it relates to Tenth Avenue South, as the current design, with a significant swatch of landscaping, is characteristic of a suburban office campus;
- urges the proponents to develop and present alternative design studies, complemented by plaza sections and building elevations, in addition to plans;
- encourages the design team to develop the design of the open spaces as social rooms, developing the hierarchy or aggregate of open spaces; and
- urges the project proponents to work collaboratively with Parks Department and neighbors to the north to develop the relationship between the open space and adjacent park, so that the plaza and park will be considered a truly public space.

This project would be located within the block bounded by South Lane Street, South Dearborn Street, 12th Avenue South, and 10th Avenue South, in the International District. The Commission previously

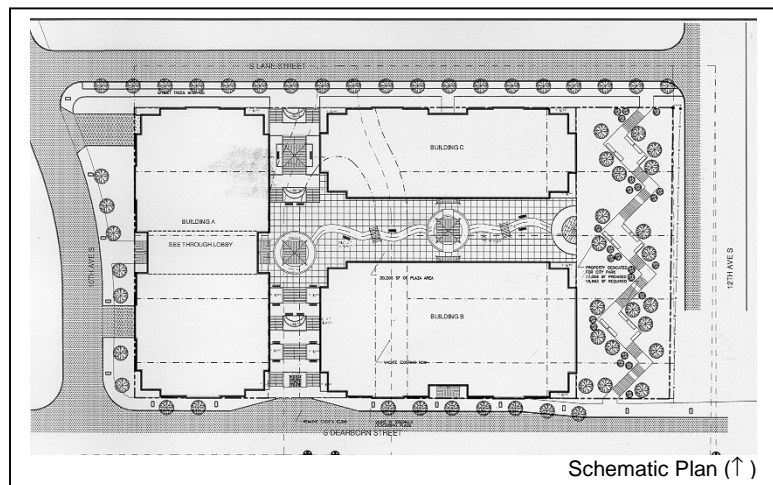
reviewed this vacation, but the architect and design of this project has changed since the last review. While the vacation of 11th Avenue South between Lane Street and Dearborn Street has already been approved by City Council, the Commission examined the design to determine whether or not conditions placed on the project by City Council had been met in the design. South Lane Street is to the north of the site; this portion of the street, between 10th and 12th Avenues South is currently unimproved, and will be developed in conjunction with this project. The Department of Parks and Recreation (Parks Department), prior to the vacation, owned a small portion of land within the horseshoe segment of 11th Avenue South. Through the vacation of 11th Avenue South, the Parks Department land would become the land to the east of the project site. The project team has been working to address City Council's conditions, but is concerned that some of the conditions are in conflict with each other, and that each of the conditions are contingent upon completion of other conditions.



The Parks Department has not begun the design of the park site, but the department has examined alternatives for the development of this site. The adjacent developer, Coho Real Estate Group, has contributed \$100,000 towards the development of this site. As the design for the adjacent park has not been developed, it has been difficult for the design team to connect the open space plaza with the adjacent park design.

The previous design for this site contained four buildings. The site would now contain three buildings, and the primary open space would be contained within the interior courtyard of these buildings. The open space plaza would be 20,000 square feet. The building along the western edge of the site, running north south, would have an open lobby, allowing views from 10th Avenue South to the open space plaza beyond. A water feature, contained within the east-west portion of the plaza, would cascade from the park to the central plaza space, linking these two spaces. Asian features, such as pagodas would also break up the open space; there a kiosk, at the main entrance, would inform people of their location.

The proposed office buildings would be a maximum of 65 feet tall, and the



building at the northeast corner of the site would contain 72 residential units.

Key Commissioner Comments and Concerns

- Believes that the character of the open spaces should be developed to create rooms within the plaza. Is concerned that paths bisect the open spaces. Urges the proponents to develop design concepts for the nature of these open spaces. Recognizes that the longer façade of the two east-west oriented buildings will not face the park. Is concerned that there will not be “eyes on the park” due to this orientation. Encourages the team to develop the design of the eastern edge of this office complex, to enliven this edge of the park.
- Would like to know why the parking access is from 10th Avenue South.
 - Proponents stated that the parking area will be below the plaza, and this access is most efficient because of the topography. Drop-off areas are also envisioned for Dearborn Street.
- At a future presentation, would like to see section drawings, showing the buildings and the plaza, to better understand the massing and spatial relationship between these spaces. Believes that the connection between the open space plaza and the adjacent park is abrupt.
 - Proponents stated that Parks Department has not had funds to develop the design of the park, so it is difficult to relate the design of the plaza, when the adjacent design is not yet known. The Parks Department is beginning the public process to develop the design guidelines for this park. The Parks Department hopes that there would be a distinction between the park and the public plaza. Parks Department stated that their design and a Memorandum of Agreement would be completed by the end of next year.
- Agrees that the design of the plaza edge at the park has not been sufficiently developed. Believes that there are many urban design concerns that should be further addressed through the design.
- Is concerned about the general massing and layout of the design. Believes that there should be a larger, more prominent aggregate of open space within the design of the plaza. Is concerned that the plaza will be dark and shady, due to the massing and location of the buildings. Recognizes that the building footprints have been reduced, in comparison to the previous design, but encourages the team to develop a coherent, usable open space with good pedestrian circulation to meet Council’s conditions.
- Is concerned about the nature of the building footprint, and how this building will address the street, especially 10th Avenue South. Believes that the lawns around the building are characteristic of a suburban office building design. Believes that a sidewalk, along this western building façade, would be more appropriate.
 - Proponents stated that they have no intention of seeking new changes to the existing property lines, but will work on design refinements.
- Feels that the east-west open space plaza is divided into spaces of equal character, due to the water feature running through the middle of the space. Believes that the open space design does not indicate how people are intended to use these spaces. Believes that the team needs to develop design guidelines that explain the hierarchy of the nature of these open spaces and how objects are placed in these spaces.

Key Visitor Comments and Concerns

- A representative from Seattle Transportation (SeaTran) stated that the City Council approval of the vacation stated that South Lane Street should be an open street, even though the Parks Department disagrees with this decision. Further stated that, if the proposed project is built, South Lane Street must be improved and this is not an option. The team would be required to complete curb, utility, and drainage improvements, as well as standard street improvements for two lanes of traffic. The curb and sidewalk improvements would not be required on the north side of South Lane Street. The street improvement manual describes these street improvements.
 - Proponents stated that they would like to improve this street such that it appropriately addresses the park as well the Seattle Indian Center to the north. The team would like to address the Council conditions as well as respond to previous Commission concerns to develop the street improvements appropriate to this context.
 - A representative from the Parks Department stated that they believe that there is room for interpretation to address these street improvements, and hopes that this could be an opportunity to develop a Green Street. Parks Department feels that there are safety concerns to be taken into consideration, such as the childcare center and play area to the north, and hopes that this can be developed as a narrow street.
- A representative from SeaTran stated that the team has not presented design alternatives for the street improvements. The Commission is reviewing this project because previously, City Council was not satisfied with the public spaces, and did not believe that these spaces would be successful. SeaTran needs guidance on the design of all of the public spaces within the project, such as the plaza, the park, and the streetscape. City Council also hopes that this project will connect with the International District.
- A representative from the Seattle Indian Center, the project neighbor to the north, stated that they have been providing childcare for thirteen years, and their outdoor play area is located at the corner of South Lane Street and 12th Avenue South. This center offers childcare for low-income families to approximately fifty children, under the age of six. The childcare center must provide recreation, and the play area is used throughout the entire day. The center opposes the South Lane Street improvements. The Seattle Indian Center would like to expand their outdoor play area, but these street improvements would limit their options, and they would not be able to walk around safely.
 - Because the team has no option other than that to improve South Lane Street, a Commissioner would like to encourage SeaTran and the design team to work together to propose a creative, environmentally and socially responsible design alternative for South Lane Street that is most viably agreeable.
 - A representative from CityDesign recognized that South Lane Street is not a Green Street, but in terms of pedestrian-oriented streets, there are many design solutions that would meet the City Council requirements and enhance the relationship between the park and its context.